

4510 EAST CAPITOL

OWNER
AW Family, LLC
11638 Leesborough Cir
Silver Spring, MD 20902

ARCHITECT
Inscape Studio
1353 U Street, NW, 2nd Floor
Washington, DC 20009
202.332.7222



SCHEMATIC DESIGN
27 MARCH 2019

inscapestudio

1353 U Street, NW, 2nd Floor
Washington, DC 20009
202.332.7222

Project Architect: Roberto Burboa



Consultant

19.001

4510 EAST CAPITOL
4510 EAST CAPITOL STREET, NE
WASHINGTON, DC 20019
SCHEMATIC DESIGN

REVISIONS

SCALE

ISSUE DATE

27 MARCH 2019


COVER

SHEET NAME


SHEET NUMBER

G000

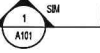
DRAWING KEY



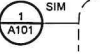
NORTH ARROW




ELEVATION




SECTION




DETAIL ENLARGEMENT




REVISION



EXISTING WALL TO REMAIN




EXISTING WALL TO BE REMOVED




NEW WALL

KEY NOTE



DOOR & HARDWARE TYPE



WINDOW TYPE

ABBREVIATIONS

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CLG	CEILING
CONST	CONSTRUCTION
D	DEMOLISH
DISP	DISPOSAL
DS	DIMMER SWITCH
DW	DISHWASHER
DWG	DRAWING
E, EXST	EXISTING
FIN.FL	FINISHED FLOOR
FIXT	FIXTURE
FL	FLOOR
FT	FEET
G	GRAMS
GAL	GALLONS
GFI	GROUND FAULT INTERRUPT
GWB	GYP SUM WALL BOARD
GYP.BD	GYP SUM WALL BOARD
HT	HEIGHT
IN	INCHES
INSUL	INSULATION
L	LITERS
LB	POUNDS
MDF	MEDIUM DENSITY FIBERBOARD
MO	MASONRY OPENING
MW, MICROWAVE	MICROWAVE
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPT	OPTION
PLAM	PLASTIC LAMINATE
PNT, PTD	PAINT, OR PAINTED
R	RELOCATE
RA	RANGE
RE	REFERENCE
REF	REFRIGERATOR, REFERENCE
REQ	REQUIRED
RO	ROUGH OPENING
SA	SUPPLY AIR
SCIP	STRUCTURAL CONCRETE INSULATE PANEL
SIP	STRUCTURAL INSULATED PANEL
SIM	SIMILAR
SS, S.STL	STAINLESS STEEL
TBD	TO BE DETERMINED
TOS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUNDS
W/	WITH
WD	WOOD
WWF	WOVEN WIRE FABRIC

PROJECT INFO

OWNER: AW FAMILY
11638 LEESBOROUGH CIRCLE
SILVER SPRING, MD 20902-2890

ARCHITECT: INSCAPE STUDIO
1353 U STREET, NW, 2ND FLOOR
WASHINGTON, DC 20009

ADDRESS: 4510 EAST CAPITOL STREET, NE
WASHINGTON, DC 20019

LOT: 865
SQUARE: 5138
WARD: 7

PROJECT DESCRIPTION:

RAZING OF EXISTING 2 STORY BUILDING. NEW PROPOSED 6 STORY MULTI-USE DEVELOPMENT.

BLDG CODE

2013 DCMR 12 DC CONST. CODES SUPPLEMENT
2013 INTERNATIONAL BUILDING CODE
2013 INTERNATIONAL ENERGY CONSERV. CODE
2013 INTERNATIONAL FIRE PREVENTION CODE
2013 INTERNATIONAL MECHANICAL CODE
2013 INTERNATIONAL PLUMBING CODE
2013 NATIONAL ELECTRIC CODE
2013 GREEN BUILDING ACT

ZONING CODE

DCMR TITLE 11 ZONING REGULATIONS 2016
ZONE DISTRICT: MU-7

ZONING DATA

	ALLOWED/REQ.	PROPOSED
HEIGHT (403)	65'0" MAX	65'-0"
STORIES	NO LIMIT	6 STORIES + CELLAR
LOT SIZE		
LOT AREA		5,754 SF
FLOOR AREA RATIO (402)	4 MAX	2.71 FAR =15,636 GSF
LOT OCCUPANCY (403.2)	75% MAX	45% =2,606 GSF
SETBACKS (405.6, 404.1)		
FRONT	NONE	NONE
SIDES	NONE	NONE
REAR	15' MIN	50'

VEHICULAR PARKING (TABLE C 701.5)

RESIDENTIAL	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS. 12 UNITS: 2.66 SPACES
RETAIL	1.33 PER 1,000 SF IN EXCESS OF 3,000 SF. RETAIL SF = 4,524 = 2.0 SPACES
	4.66 TOTAL SPACES
	THE MINIMUM PARKING REQUIREMENT IDENTIFIED IN SUBTITLE C 701.5 SHALL BE REDUCED BY 50% FOR ANY SITE LOCATED WITHIN ONE-HALF MILE (0.5) OF A METRO RAIL STATION
	= 2.33 TOTAL REQD, 3 PROPOSED

BICYCLE PARKING

RESIDENTIAL	(LONG-TERM) 1 SPACE FOR EACH 3 DWELLING UNITS. (12 UNITS = 4 SPACES) (SHORT-TERM) 1 SPACE FOR EACH 20 DWELLING UNIT 12 UNITS = 0.6 SPACES
RETAIL	(LONG-TERM) 1 FOR EACH 10,000 SF 4,524SF = 0.5 (SHORT-TERM) 1 SPACE FOR EACH 3,500 SF 4,524SF = 1.3
	REQUIRED LONG-TERM TOTAL = 5 SPACES SHORT-TERM TOTAL = 2 SPACES PROVIDING: LONG-TERM = 6 SPACES SHORT-TERM = 3 SPACES

PROJECT INFO

GREEN AREA RATIO (602)

GAR	25%	26%
-----	-----	-----

LANDSCAPE AREAS 149.8 SF(.6) = 89.8 SF
PERMEABLE PAVING 689.8 SF(.5)= 344.9 SF
GREEN ROOF 1,778 SF(.6) = 1,066 SF
TOTAL 1,500.7 SF

GAR GAR ELEMENTS 1,500.7 SF /
LOT AREA 5,754 SF =
0.26%

BUILDING DATA

GROSS FLOOR AREA

GROUND FLOOR:	2,606 GSF
SECOND FLOOR:	2,606 GSF
THIRD FLOOR:	2,606 GSF
FOURTH FLOOR:	2,606 GSF
FIFTH FLOOR:	2,606 GSF
SIXTH FLOOR:	2,606 GSF
TOTAL:	15,636 GSF

TOTAL BUILDING FLOOR AREA

CELLAR:	1,250 SF
GROUND FLOOR:	2,606 SF
SECOND FLOOR:	2,606 SF
THIRD FLOOR:	2,606 SF
FOURTH FLOOR:	2,606 SF
FIFTH FLOOR:	2,606 SF
SIXTH FLOOR:	2,606 SF
TOTAL:	16,886 SF

MATTER OF RIGHT USE MU-7 ZONE DISTRICT (F) EATING AND DRINKING ESTABLISHMENTS WITH NO RESTRICTIONS; QUE: 5 CARS + CAR AT WINDOW.

INCLUSIONARY ZONING
SINCE 10 OR MORE RESIDENTIAL UNITS ARE PROPOSED, THE DEVELOPMENT MUST MEET INCLUSIONARY ZONING REQUIREMENTS. PER SUBTITLE C 1001.2(D) AN INCLUSIONARY ZONING DEVELOPMENT SHALL DEVOTE NO LESS THAN EIGHT PERCENT (8%) OF THE GROSS FLOOR AREA DEVOTED TO RESIDENTIAL USE FOR INCLUSIONARY UNITS. THE PROPOSED GROSS FLOOR AREA DEVOTED TO RESIDENTIAL USE IS 6,884SF. UNIT 301, AT 717SF (10.4%) IS TO BE DESIGNATED IZ.

DRAWING INDEX

GENERAL

G000 COVER
G001 DRAWING INDEX & PROJECT INFORMATION

DEMOLITION

D-101 SITE PLAN - DEMOLITION PLAN

ARCHITECTURAL

A-001 SITE PLAN
A-101 CELLAR, GROUND FLOOR AND SECOND FLOOR PLANS
A-102 THIRD, FOURTH AND FIFTH FLOOR PLANS
A-103 SIXTH AND ROOF FLOOR PLANS
A-301 EXTERIOR ELEVATIONS

VICINITY




LOCATION



inscapestudio

1353 U Street, NW, 2nd Floor
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202.332.7222

Project Architect: Roberto Burboa



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SCHEMATIC DESIGN

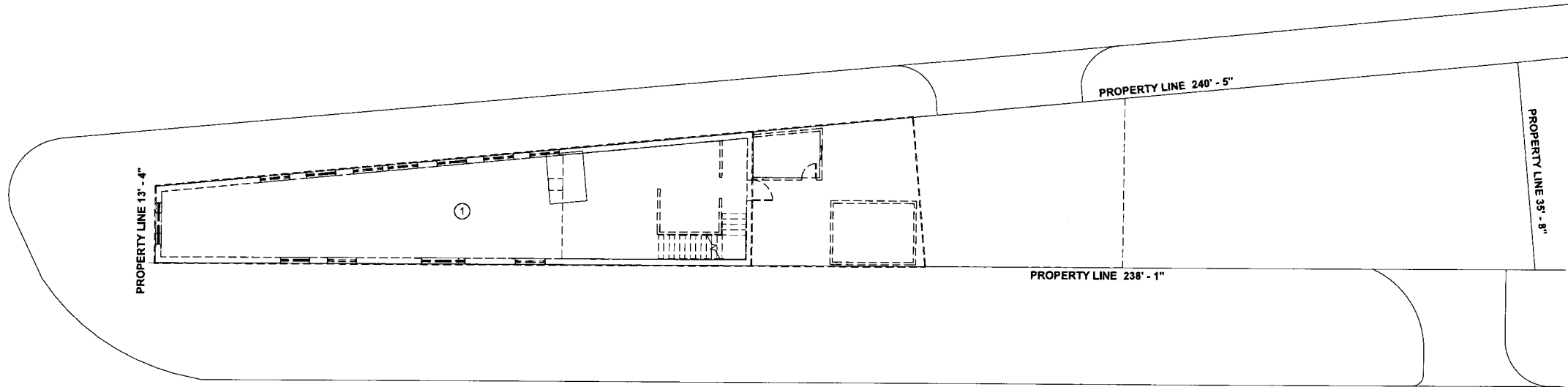
REVISIONS

12" = 1'-0"
SCALE
ISSUE DATE
27 MARCH 2019

DRAWING INDEX & PROJECT INFORMATION
SHEET NAME
SHEET NUMBER
G001

1 SITE PLAN - DEMOLITION

3/2" = 1'-0"



KEY NOTES

- 1 EXISTING BUILDING TO BE REMOVED IN ITS ENTIRETY

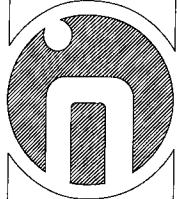
GENERAL NOTES

- A. ALL STRUCTURES TO BE REMOVED.
B. DEMO ALL UTILITIES BACK TO THE SOURCE.

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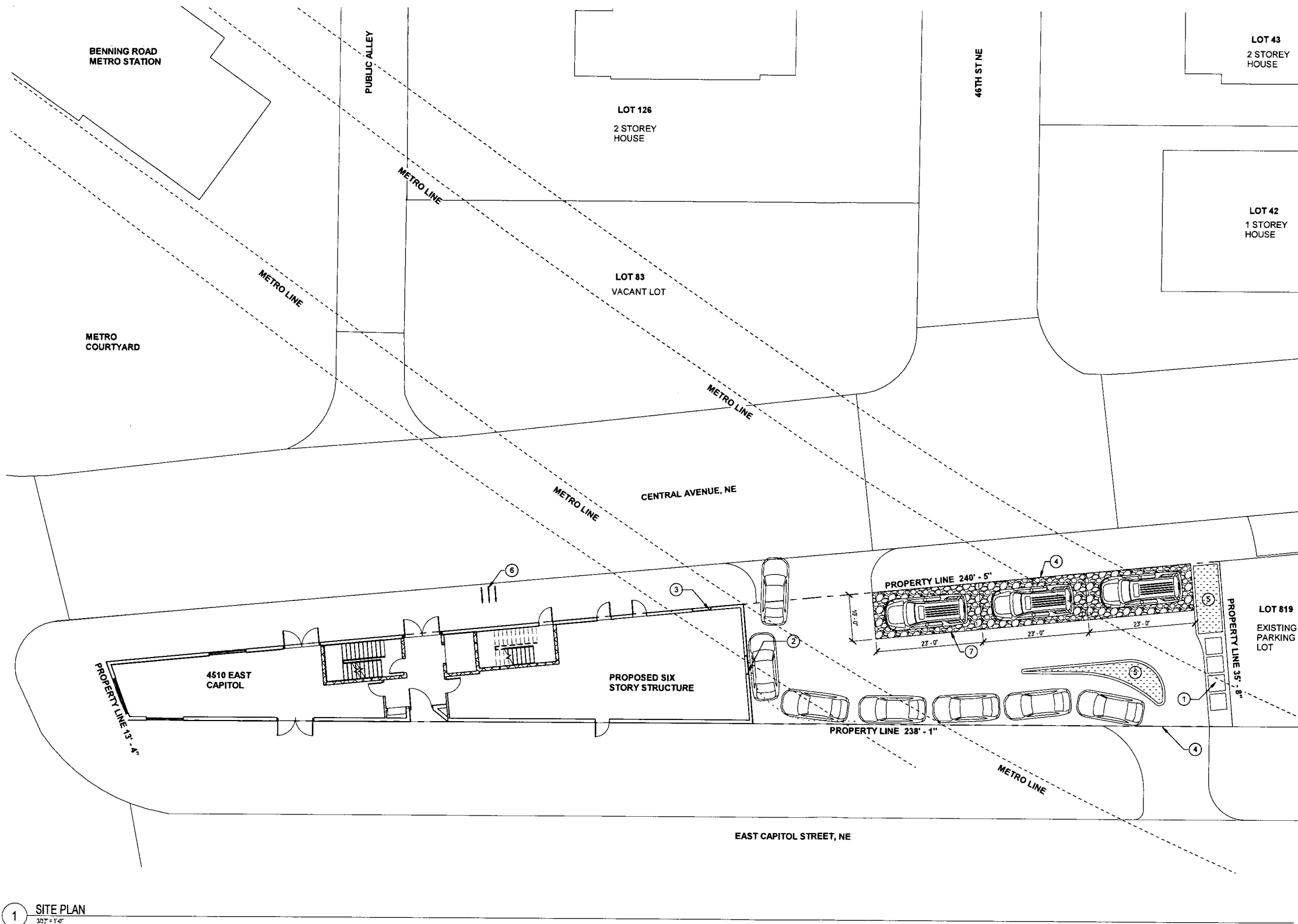
REVISIONS

As indicated
SCALE
ISSUE DATE
27 MARCH 2019

SITE PLAN -
DEMOLITION PLAN

SHEET NAME
SHEET NUMBER

D-101



KEY NOTES	
1	TRASH BINS
2	DRIVE THROUGH WINDOW
3	WALK-UP WINDOW
4	EXISTING CURB CUT
5	LANDSCAPE AREA
6	BIKE RACK SHORT-TERM
7	PERMEABLE PAVING

GENERAL NOTES	
19.001	4510 EAST CAPITOL
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REVISIONS	

3/32" = 1'-0"
SCALE
ISSUE DATE
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SITE PLAN
SHEET NAME
SHEET NUMBER
A-001

inscapestudio

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REVISIONS

3/32" = 1'-0"

SCALE

ISSUE DATE

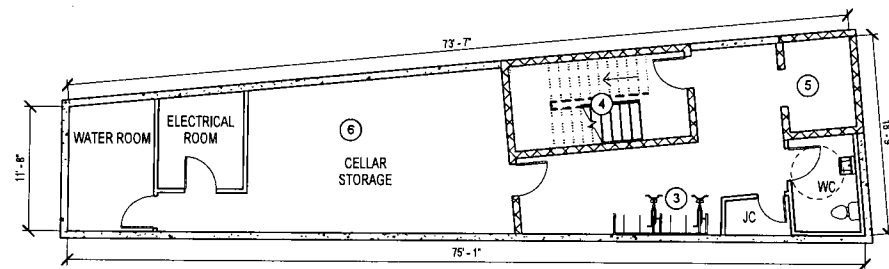
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SITE PLAN

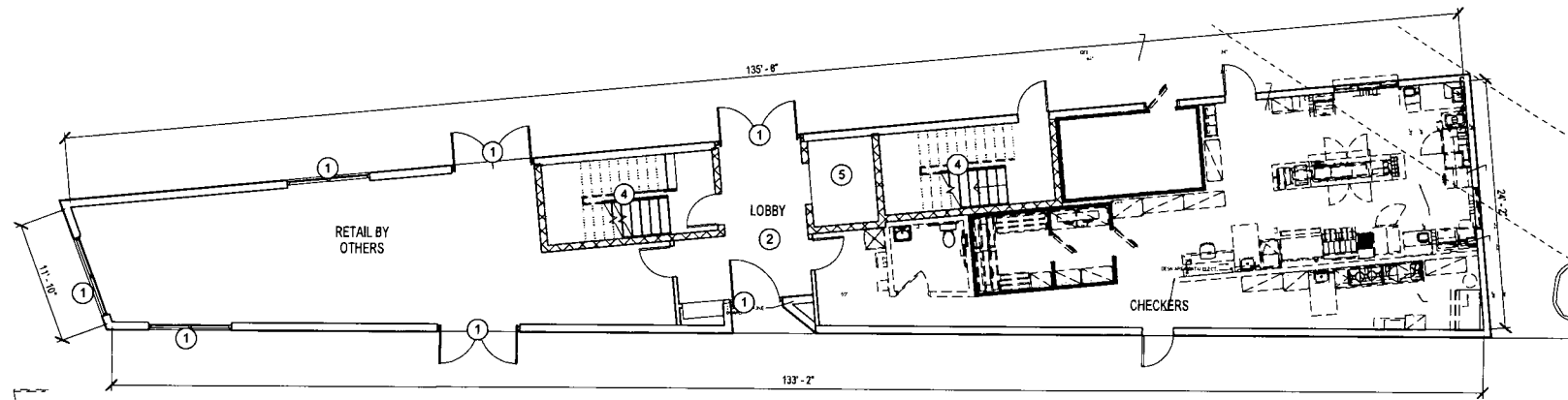
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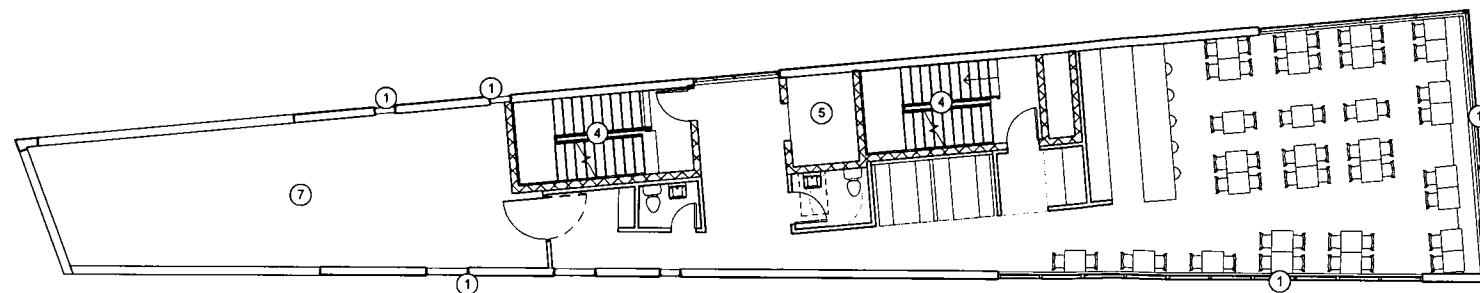
A-001



1 CELLAR
1/8" = 1'-0"



2 GROUND FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"

KEY NOTES

- 1 THERMALLY BROKEN ALUM STOREFRONT
- 2 PORCELAIN TILE FLOOR \$15/SF MATERIAL
- 3 LONG-TERM BICYCLE STORAGE
- 4 INT PTD MTL STAIR W/ CONC. TREADS
- 5 OTIS GEN2 ELEVATOR
- 6 CONCRETE SLAB
- 7 COMMERCIAL KITCHEN EQUIPMENT BY OTHERS

GENERAL NOTES

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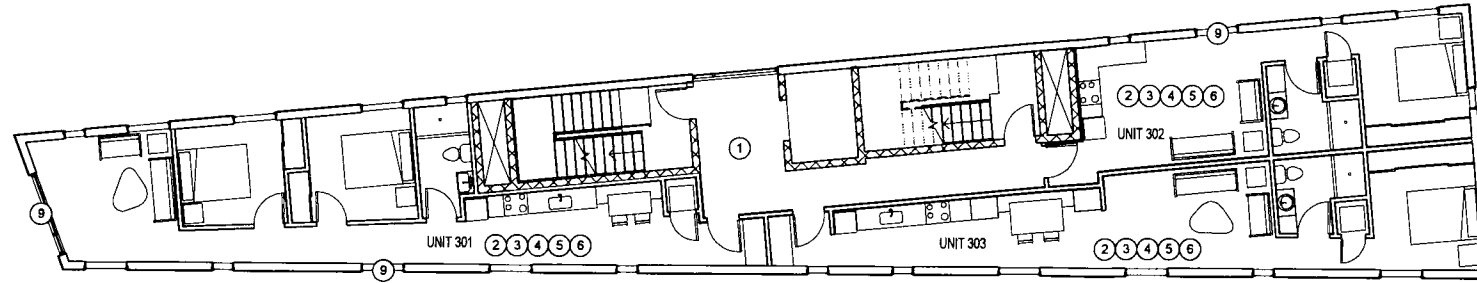
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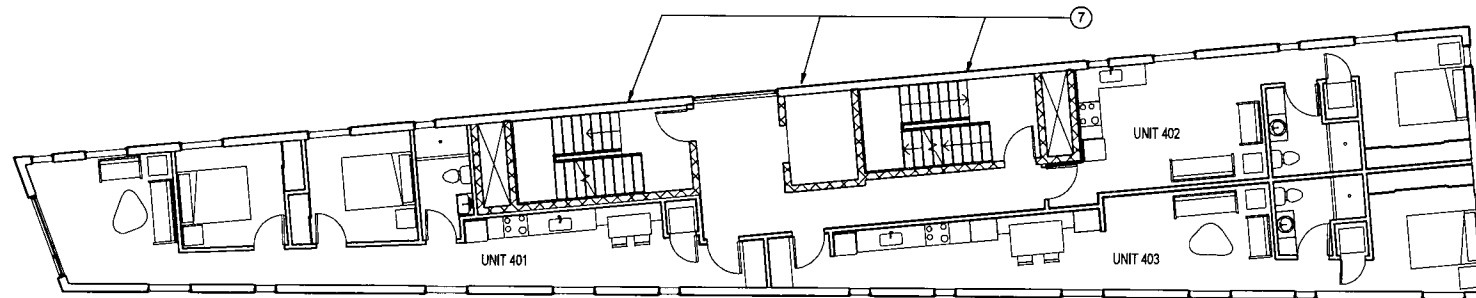
1/8" = 1'-0"
SCALE
ISSUE DATE
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CELLAR,
GROUND FLOOR AND
SECOND FLOOR
PLANS
SHEET NAME
SHEET NUMBER

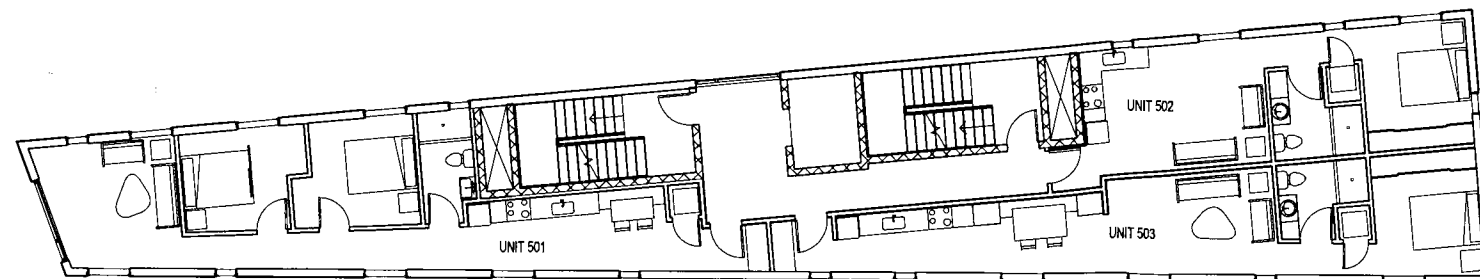
A-101



1 THIRD FLOOR PLAN
1/8" = 1'-0"



2 FOURTH FLOOR PLAN
1/8" = 1'-0"



3 FIFTH FLOOR PLAN
1/8" = 1'-0"

KEY NOTES

- 1 CARPET \$25 / SF
- 2 ENGINEERED WOOD FLOORS
- 3 ALL ELECTRIC APPLIANCES
- 4 MINI SPLIT TYP
- 5 WASHER / DRYER
- 6 HOT WATER TYP
- 7 8" BLOCK
- 8 GREEN ROOF
- 9 THERMALLY BROKEN ALUM STOREFRONT WINDOWS
- 10 HVAC CONDENSING UNITS
- 11 ROOF HATCH
- 12 ELEVATOR OVERRIDE

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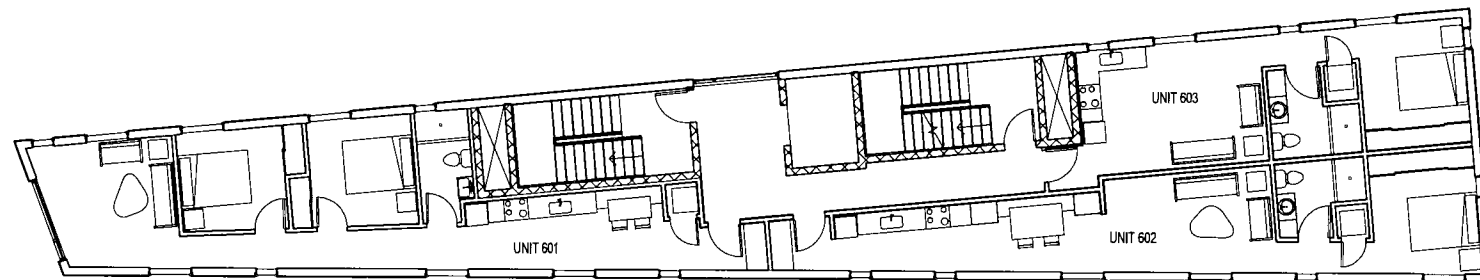
1/8" = 1'-0"
SCALE
ISSUE DATE
27 MARCH 2019

THIRD, FOURTH AND
FIFTH FLOOR PLANS

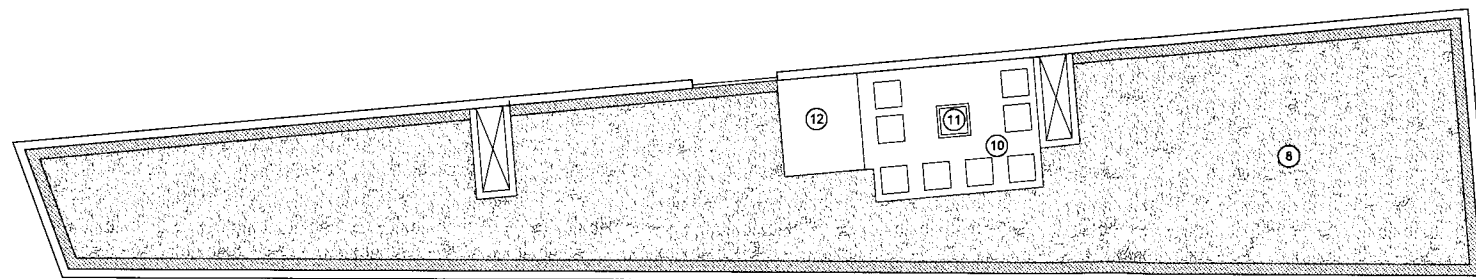
SHEET NAME
SHEET NUMBER

A-102





1 SIXTH FLOOR PLAN
1/8" = 1'-0"



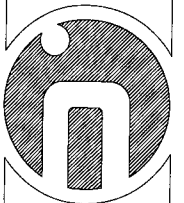
2 ROOF FLOOR PLAN
1/8" = 1'-0"

KEY NOTES

- 1 CARPET \$25 / SF
- 2 ENGINEERED WOOD FLOORS
- 3 ALL ELECTRIC APPLIANCES
- 4 MINI SPLIT TYP
- 5 WASHER / DRYER
- 6 HOT WATER TYP
- 7 8" BLOCK
- 8 GREEN ROOF
- 9 THERMALLY BROKEN ALUM STOREFRONT WINDOWS
- 10 HVAC CONDENSING UNITS
- 11 ROOF HATCH
- 12 ELEVATOR OVERRIDE

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incapestudio
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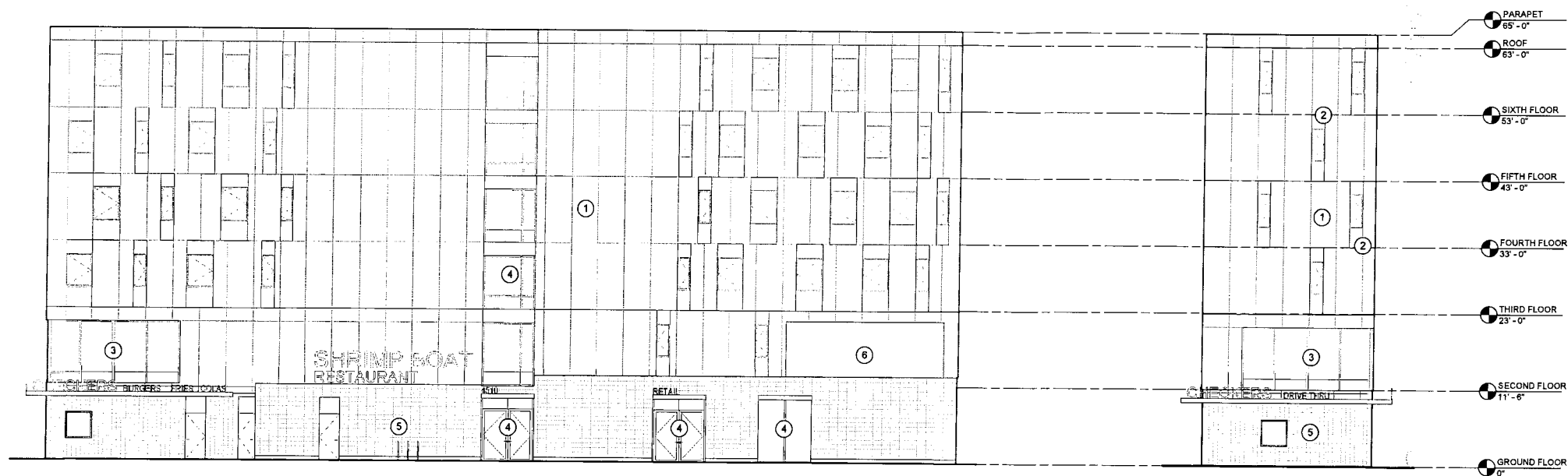
SIXTH AND ROOF
FLOOR PLANS

SHEET NAME

SHEET NUMBER

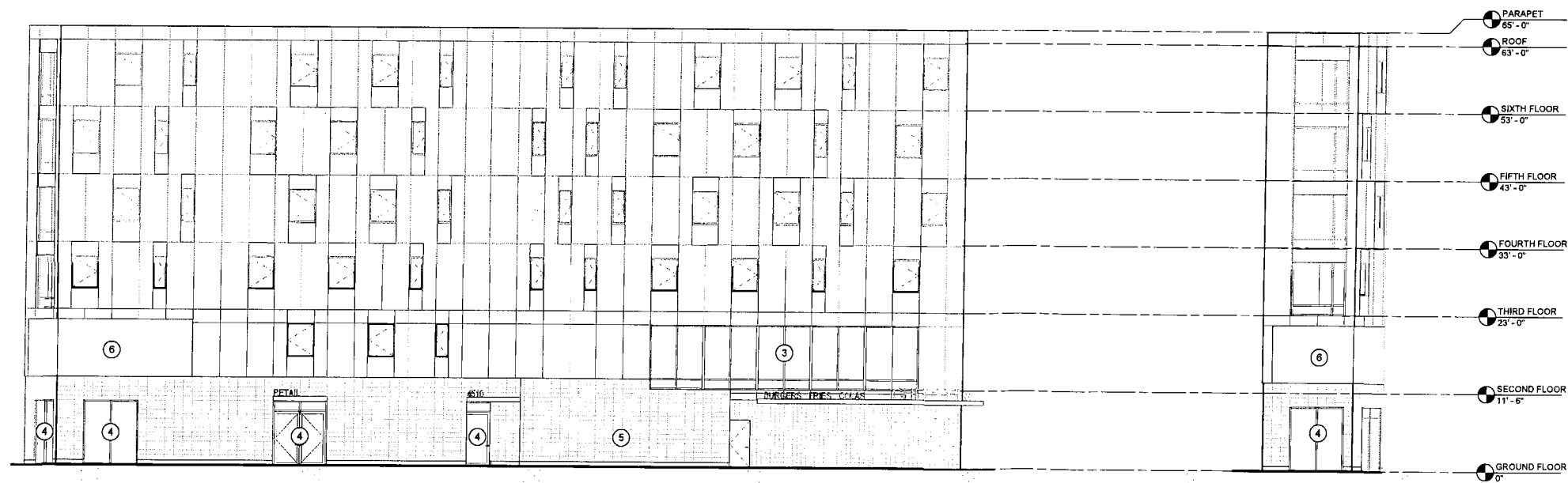
A-103





4 ELEVATION - NORTH VIEW
1" = 10'-0"

3 ELEVATION - EAST VIEW
1" = 10'-0"



1 ELEVATION - SOUTH VIEW
1" = 10'-0"

2 ELEVATION - WEST VIEW
1" = 10'-0"



KEY NOTES

- 1 FIBER CEMENT PANELS
- 2 METAL PANEL
- 3 ALUMINIUM WINDOWS
- 4 THERMAL BROKEN ALUM STOREFRONT
- 5 GROUND FACE CMU
- 6 VIDEO MONITOR

GENERAL NOTES

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EXTERIOR
ELEVATIONS

SHEET NAME

SHEET NUMBER

A-301